

157.0

0010

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

772,100 / 772,100

USE VALUE:

772,100 / 772,100

ASSESSED:

772,100 / 772,100



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
251		WACHUSETT AVE, ARLINGTON

## OWNERSHIP

Owner 1:	CHACHKES ADAM & LYNN	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 251 WACHUSETT AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: BURGESS CRAIG A -

Owner 2: RYAN SUZANNE M -

Street 1: 251 WACHUSETT AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Vinyl Exterior and 2025 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

## IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							6000.000		346,500		5,600		420,000		772,100							
Total Card							0.138		346,500		5,600		420,000		772,100		Entered Lot Size					
Total Parcel							0.138		346,500		5,600		420,000		772,100		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		381.32		/Parcel: 381.3				Land Unit Type:					

PREVIOUS ASSESSMENT									Parcel ID		PAT ACCT.													
TAX DISTRICT									Parcel ID		PAT ACCT.													
Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes																								
BURGESS CRAIG A - 55045-280 7/28/2010 520,000 No No																								
CURREN DAVID B- 38254-613 3/11/2003 422,500 No No N																								
12877-510 10/15/1975 39,500 No No N																								

BUILDING PERMITS											ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name				
7/21/2016	1016	Heat App	11,900	7/21/2016				Install heat pump	6/11/2018	MEAS&NOTICE	BS	Barbara S				
6/27/2016	891	Dormers	65,000					Dormer +2nd Fl bat	6/13/2017	Measured	DGM	D Mann				
10/10/2013	1509	Redo Kit	42,500	C					6/12/2017	Permit Visit	DGM	D Mann				
6/25/2003	510	Add Bath	6,000						3/4/2014	Info Fm Prmt	EMK	Ellen K				
5/23/1994	219	Manual	2,100					ROOF	11/10/2008	Meas/Inspect	163	PATRIOT				
10/13/1993	518	Manual	1,853					SKYLITE + WALL	8/8/2003	MLS	MM	Mary M				
									2/10/2000	Inspected	276	PATRIOT				
									12/3/1999	Measured	268	PATRIOT				
									7/19/1993		KT					

Sign: VERIFICATION OF VISIT NOT DATA / / /

